

MAY 2025

BROADLANDS

Official Newsletter of the Broadlands Homeowners Association

Happy Mother's Day!

The Annual Meeting is right around the corner on May 13th. Take time to peruse our candidates profiles on pages 6-9 and vote by the deadline!

Our Neck of the Woods

Stay Healthy With Ashburn Pharmacy

Prescription Filling, Compounding, Pet Medication are a few of our services.



VACCINATION REMINDERS

- Flu Shots: Get vaccinated early for flu season.
- COVID-19 Vaccines: Stay protected with the latest vaccines and boosters.
- Meningitis Vaccines: Protect your college-bound teen.

WE ACCEPT WALK-INS OR VISIT OUR WEBSITE TO SCHEDULE AN APPOINTMENT.



WHY CHOOSE US?

- **Personalized Service:** Individualized care for every patient.
- **Competitive Pricing:** Lower prices than big chain pharmacies because of our lower overhead. Competitive cash plans for the uninsured.
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- **Convenient Options:** Free delivery, curbside pickup, and after-hours emergency support.
- **Experienced Pharmacists:** Expert advice and guidance from our professional team.

📍 Address: 43150 Broadlands Center Plaza, Suite 150, Broadlands, VA 20148 📞 Phone: 571-479-4125 🌐 Website: www.ashburnpharmacy.com

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**D.C. Metro's
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LOCALLY OWNED • LICENSED AND INSURED



**\$200
OFF**
**Provia entry
doors, installed**
(does not include storm doors)

**10%
OFF**
**Vinyl
Windows**

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ProVia
THE PROFESSIONAL WAY

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THE PROFESSIONAL WAY

BROADLANDS



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Board of Directors Upcoming Virtual Meeting Tuesday, May 20th - 6:00pm

Board Meetings Information

Monthly meetings are generally held on the second Tuesday of the month at 6:00pm. Residents are welcome to observe the public portion of meetings and to address the Board during the 'Homeowner Forum' section of the meeting. Check website for login details.

Board of Directors April 8th Virtual Meeting Highlights

- Approved the minutes of the March 11, 2025 Board Meeting
- Directed management to price out hardware, cameras, and entry control for the Clubhouse
- Directed management to remove the lattice fencing at the tennis courts at the administrative office
- Approved a service agreement from IT Recycling Solutions to provide electronics recycling services to the community on September 27
- Approved a proposal for engineering consulting services for the Administrative Office tennis courts from Gardner Engineering
- Approved a proposal from Climatic to replace a 3-ton compressor unit at the Administrative Office
- Approved a request from Pava Pools to utilize the Southern Walk pool
- Held seven hearings and assessed violation charges for outstanding violations
- Approved the General Manager employment agreement

These highlights are a summary only. To obtain copies of approved minutes, log into your account on FirstService Residential Connect. Owner access to the site is by registration at <https://broadlands.connectresident.com>. Owners will need to enter their account number, which can be found on their monthly coupon stubs.

MAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
 EQUAL HOUSING OPPORTUNITY				1 National College Decision Day May Day	2 Bingo 6:30 pm (doors open at 6:00pm) - CC	3 Kentucky Derby Community Yard Sale 8:00am-2:00pm. Sale occurs throughout the community
4 International Firefighters Day Star Wars Day	5 Cinco de Mayo	6 National Teacher Day	7 Modification Subcommittee Meeting 7:00pm - Virtual	8	9 Newsletter Submissions Due - 12:00pm	10
11 Mother's Day	12	13 HOA Annual Meeting 7:00pm - Virtual	14 Modification Subcommittee Submissions Due 12:00pm Events Committee Meeting 6:30pm - Virtual	15 Tech Committee Meeting 7:30pm - HOA Admin Office	16	17
18	19	20 HOA Board Meeting 6:00pm - Virtual	21 Modification Subcommittee Meeting 7:00pm - Virtual	22	23 World Turtle Day	24 Pools Open!
25 National Wine Day	26 Memorial Day HOA Offices Closed for Memorial Day	27	28 Modification Subcommittee Submissions Due 12:00pm	29	30	31

Key: AO=HOA Administrative Office; CC=Community Center; SW=Southern Walk Pool; SB=Summerbrooke Pool

Annual Meeting of the Membership

The most important meeting of the year, the *Annual Meeting of the Membership*, will be held virtually via Zoom on Tuesday, May 13th at 7:00pm. This annual meeting is required by the Bylaws of Broadlands Association, Inc. and is held for the purpose of electing members to the Board of Directors.

To meet quorum requirements, at least ten percent of the total number of votes in the Association must be represented, either in person or by proxy. Official notification of this meeting was mailed to all members via USPS in April.

Board of Directors Election

This year, three positions on the Board of Directors are open, each with a three-year term. We have received nominating forms and petitions from the following four candidates:

- Sean Burgess
- Cliff Keirce
- Robert Webb
- Chuntao (Sam) Yan

Candidate bios and nominating forms can be found on pages 6 - 9 of this newsletter.

Responsibilities of the Board

The Board of Directors plays a vital role in the management and oversight of the Association. Some of their responsibilities include:

- Managing the upkeep of common areas
- Hiring and overseeing necessary personnel
- Collecting and managing assessments
- Enforcing governing documents
- Adopting and amending rules and regulations
- Preparing the annual budget and setting assessments
- Opening bank accounts and managing association funds
- Obtaining and maintaining insurance coverage
- Suspending rights of owners or occupants as authorized
- Borrowing funds on behalf of the Association
- Employing and overseeing a managing agent

A comprehensive list of powers and duties is outlined in the Bylaws of Broadlands Association, Inc.

Board Structure and Eligibility

According to the Articles of Incorporation, the Board consists of nine members, each elected to serve staggered three-year terms. Eligible candidates include:

- Property owners or their spouses
 - Officers, trustees, general partners, or agents of an owner
 - The Declarant or their designee
 - A mortgagee or their designee
- Note:** *Owners or representatives may not be more than sixty days delinquent in financial obligations to the Association in order to serve.*

Online Voting Process

In 2015, the Board adopted an online voting system by engaging The Inspectors of Election (TIE). While official notices are still mailed to all owners of record, those with valid email addresses also receive an email with a secure link to vote.

Online voting has significantly improved homeowner participation and helps ensure quorum is achieved.

If you are unable to attend the meeting, please take a few moments to visit www.tieivote.com and submit your proxy using the unique username and password provided in your official mailing. You may:

- Use your proxy for quorum purposes only, or
- Cast votes for up to three candidates

If you need assistance with the voting process or locating your credentials, please contact The Inspectors of Election at 888-211-5332 or email info@tieivote.com.

Sarah

Sarah Gerstein, CMCA, AMS, LSM, PCAM
General Manager

BROADLANDS

Annual Meeting Proxy
May 13, 2025

This proxy form may be used for establishing quorum at the 2025 Broadlands Association, Inc. Annual Meeting. Please return this form to The Inspectors of Election no later than 5:00 PM on May 12, 2025.

****Proxy must be signed and dated on the opposite side to be valid.****

****Please clearly print your name and address where indicated.****

Please fully mark one of the following three options:

Option 1

- ☐ I/we hereby designate the Secretary of the Board of Directors as my/our proxy for the purpose of establishing quorum only. **Please note, if you select this option, any votes cast in OPTION 2 will be voided.**

Option 2

- ☐ I/we hereby designate the Secretary of the Board of Directors as my/our proxy to vote on my behalf for the candidates identified by fully marking a circle below. Three (3) seats are to be filled. You may **vote for up to three (3) candidates** by fully marking a circle next to the name of the your selected candidates.

☐ Sean Burgess

☐ Cliff Keirce

☐ Robert E. Webb

☐ Chuntao (Sam) Yan

Option 3

- ☐ I/we hereby designate:

Name: _____

Address: _____

as my/our proxy to vote on my behalf for any and all matters, which may come before the membership.

BROADLANDS

Association, Inc.

NOMINATING FORM 2025 BOARD OF DIRECTORS ELECTION


I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Sean Burgess

ADDRESS: 43262 Farringdon Sq, Broadlands VA

PHONE(S): 240-397-0697

EMAIL: seanburgess124@gmail.com

SIGNATURE:  **DATE:** 03/27/2025

QUALIFICATIONS: (Pertinent Biographical Information)

- 1) Double BA in Political Science and Psychology, with a passion for governance and equitable representation.
- 2) Over 5 years of Project Management experience in the Public Sector, for for multi-million dollar initiatives.
- 3) Several years of Commercial Project Management experience, and executive stakeholder consultation for a variety of projects.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

My interest is to identify and amend overly restrictive bylaws that hinder rather than protect our property values.

I believe we can strike a balance between maintaining the integrity of our neighborhood and ensuring that our rules serve the best interests of all residents. Additionally, I will work diligently to analyze our budget, eliminate unnecessary expenditures, and reduce HOA dues without compromising the quality of our services.

My goal is to create a more transparent, efficient, and resident-focused HOA that enhances both our community and our investments.

Return to: **Broadlands Association, Inc.**
21907 Claiborne Parkway
Broadlands, VA 20148
Email Sarah@Broadlandshoa.com

*Applications must be returned by 5:00pm on March 28, 2025
for inclusion in the Newsletter, Website, and official Annual Meeting notice.*

BROADLANDS

Association, Inc.

NOMINATING FORM 2025 BOARD OF DIRECTORS ELECTION


I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Cliff Keirce

ADDRESS: 21454 Basil Court

PHONE(S): 703-729-7320

EMAIL: Shevcoo@yahoo.com

SIGNATURE:  **DATE:** March 12, 2025

QUALIFICATIONS: (Pertinent Biographical Information)

Broadlands resident for 28 years. Retired FAA air traffic controller. I have previously served

On the Broadlands Board of Directors for 22 years, several years as President and Vice-

President. Also served for 17 years on the Modification Subcommittee.

I am very familiar with Loudoun County policies and am Chair of the Loudoun County

Planning Commission. I have strong leadership skills and have always been

Responsive to resident calls, questions and concerns.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

I have always believed in serving the communities I live in. In addition to my time

On Broadlands Boards and committees, I have served on several county Boards and

Commissions. Currently on the Planning Commission and Board of Equalization and

Have previously served on the Heritage Commission and Government Reform

Committee.

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Broadlands, VA 20148
Email Sarah@Broadlandshoa.com

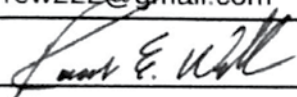
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BROADLANDS

Association, Inc.

NOMINATING FORM 2025 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Robert E. Webb
ADDRESS: 21380 Chickacoan Trail Dr
PHONE(S): (410) 245-2632
EMAIL: rew222@gmail.com
SIGNATURE:  **DATE:** 3/20/2025

QUALIFICATIONS: (Pertinent Biographical Information)

Graduated Penn State with an Accounting Degree 1984
 Retired from a 40 year IT career that included network design, cybersecurity, policy, project management, and IT leadership roles.
 Broadlands resident since 2012. Recently joined Broadlands IT Tech Committee.
 Prior service on an HOA Board in the Kingsbrook subdivision in Frederick Maryland.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

Broadlands was built on the idea of respect for nature and the love of animals, and I would do my best to preserve this idea for our community. With retirement comes the ability to donate my time and give back to the community that I love. The issues that are important to me are keeping Broadlands the tranquil space it was intended to be, keeping seniors in mind as my hope others will decide to retire in place and call Broadlands home as my wife and I have. Also, developing new ways to get owners involved in activities, and social events, to create a better sense of community.

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BROADLANDS

Association, Inc.

NOMINATING FORM 2025 BOARD OF DIRECTORS ELECTION

I wish to become a candidate for election to the Broadlands Association, Inc. Board of Directors. Please include my name on the BALLOT for this election.

PRINTED NAME: Chuntao (Sam) Yan
ADDRESS: 42858 Spring Morning Court, Broadlands, VA 20148
PHONE(S): 703-470-3292
EMAIL: samuelyan8888@gmail.com
SIGNATURE:  **DATE:** 3/12/2025

QUALIFICATIONS: (Pertinent Biographical Information)

I have lived in Broadlands for 25 years with three grown kids. I love this neighborhood and have been wanted to make it better. The issues I concern include trashes shown in the community. Some of the roads have been unnecessarily paved new - even though it may not be HOA's call. I want Broadlands' life enjoyable by old or young, rich or poor.

AREAS OF INTEREST:

(Why would you like to contribute your time to the community as a member of the Board?)

Introduce and help more businesses into Broadlands community.

Beautify the community (remove trashes and have more open space for community activities)

Maybe some sort of community design committee if any related

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21907 Claiborne Parkway
Broadlands, VA 20148
Email Sarah@Broadlandshoa.com

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Grilling Safety

Provided By: Loudoun County Fire and Rescue:

Fire in the grill is a welcome sight at the family cookout but fire anywhere else can make your summer barbecue memorable for all the wrong reasons.

Follow these tips to stay safe during grilling season:

- Only use propane & charcoal BBQ grills outdoors.
- Keep grills at least 15ft away from any structure and away from flammable materials.
- Regularly clean grease or fat buildup from the grill and grease trap.
- Never leave your grill unattended.
- Keep children and pets away from the grill area.
- It is unlawful to operate an open flame grill, hibachi, gas grill, manufactured fireplace or portable fire pit, etc. within 15ft of any apartment building, condominium, commercial business, health care facility, or housing for the aged or physically and/or mentally impaired.

Charcoal Grills

- There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- If you use a starter fluid, use only charcoal starter fluid. Never add any other flammable liquids to the fire.

- Keep charcoal fluid out of the reach of children and away from heat sources.
- After grilling when ready to cleanup, soak charcoal briquettes and ashes with water placed in a metal container, soaked with water, and allowed to cool overnight in a location that is at least 15 ft. away from any building or structure. Re-check the container in the morning to ensure nothing is smoldering, then properly dispose of the wet materials.

Propane Grills

- Placement of any grill should be away from the house and not up against it!
- Check the gas tank hose for leaks before using it each year. Apply a light soap and water solution to the hose. If a propane leak is present, it will release bubbles. If your grill has a gas leak, obvious by the odor or the soapy bubble test, but no flame, turn off the gas tank and grill. If the leak stops, get the grill serviced by a professional before using it again. If the leak does not stop, call the fire department.
- If you smell gas while cooking, immediately get away from the grill and call the fire department.
- Store a propane cylinder in a detached shed away from the home. Never store propane cylinders indoors or in enclosed areas, e.g. basement, garage, tent, etc.

A Great Time Was Had By All at the Eggstravaganza, See You Next Year!



Have a Graduating Senior? Let's Celebrate Their Accomplishment!

Let's celebrate our seniors achieving one of life's greatest milestones...graduation! Shine the spotlight on your graduating high school and college seniors in the June newsletter by sending us their photo and a celebratory message as they approach this major life event. Send us your senior's photo, name of high school or college and a **message of 25 words or less** to newsletter@broadlandshoa.com by 5:00pm on Friday, May 9th.

Mark Your Calendar's for Broadlands Next Trivia Night

Trivia Night on June 6th, 6:00pm-8:00pm! Our last trivia night was a blast – teams battled it out for bragging rights! Gather your teams of 6 people max and get ready for round two.

The cost is \$15 which includes admission, a meal and non-alcoholic beverage. Register online at firstserviceresidential.myeventscenter.com/broadlands

Arbors Apartment Dog Park

Reminder: The dog park located at The Arbors Apartments is a *private amenity designated exclusively for Arbors residents and not for the greater Broadlands community*. At the request of Arbors apartment management, we are circulating this reminder to kindly ask that non-residents refrain from using the space. This helps ensure the park remains available and enjoyable for the apartment residents it was intended to serve.

Thank you for your understanding and cooperation

Patriot Disposal Trash, Recycling, and Yard Waste Collection Schedule

Trash, Recycling, and Yard Waste Collection:

- Place totes out the night before collection day after 6:00pm or before 6:00am the day of pick up.
- Containers should be out of sight by 9:00am on the day following collection.

Trash Collection:

- Trash pick up days are Mondays and Thursdays.

Recycling Collection:

- Recycling pick up day is Thursdays.
- Recyclable materials can be co-mingled.
- Plastic bags CANNOT be recycled.
- Scrap metal – Please call Patriot Disposal to set pick-up day 1-703-257-7100: i.e. foil, pie tins, trays, pots and pans, small car parts, grills, bicycles, swings, etc.

Yard Waste Collection:

- Yard Waste Collection occurs on Mondays from March 1st through December 24th.
- During January & February, yard debris (leaves, grass clippings, brush) may be mixed with trash. Yard waste may not be mixed with recycling.
- Grass clippings and leaves must be set out for pickup in lawn paper bags or in a bin.
- Brush must be less than 4 inches in diameter, cut into 4 foot lengths, and tied in small bundles or bagged.
- Food waste mixed in with yard waste will be accepted, as it can be composted.

Special/Bulk Pick-ups:

- Please contact Patriot Disposal, 1-703-257-7100 or customerservice@patriotdisposalservices.com, to arrange pickup of special and/or bulk items.
- Special items will be collected weekly. Some items may incur an additional charge.
- Special items include appliances, mid to large furniture and other large items.

Trash Totes/Cans Notice:

- *If trash totes/cans are stored in public view outside of these times, you may receive violation notices and, if it continues, you may be called to a Hearing before the Board of Directors.*

Modifications Information

Per Article 7, Section 7.5 (a) Additions, Alterations, or Improvements by the Owners - "No person shall make any addition, alteration, or improvement in or to any Lot or any portion of the Property... which is visible from the exterior of the Lot or such portion of the Property, without the prior written consent of the Covenants Committee."

If you are unsure if approval is required for your project, contact Robin Crews, Modifications/ Resale Manager at rcrews@broadlandshoa.com or 703-520-9902. The Committee meets virtually at 7:00pm on the first and third Wednesdays of the month March-October and the third week of the month November-February. *If you wish to attend a meeting, contact Robin Crew, rcrews@broadlandshoa.com.* Applications must be submitted by noon on the Wednesday before the meeting by emailing them to rcrews@broadlandshoa.com or delivering them to the HOA Office drop box at 21907 Claiborne Parkway.

Please review the Design Guidelines and submission requirements at broadlandshoa.org/design-guidelines. Failure to include all required information will delay review of your application. Once the Committee has reached a decision, the results will be delivered via email. If an email address is not provided, results will be mailed. Emails will be sent from no-reply@smartwebs365.com should you wish to add this email address to your contact list to ensure prompt delivery. Please check your inbox and junk/spam folders or contact the HOA office at 703-520-9902 if you have not received your results within 10 days following the meeting.



Modifications Subcommittee Submission and Meeting Dates

Submission Deadline By Noon	Meeting Date
April 30th.....	May 7th
May 14th	May 21st
May 28th	June 4th
June 11th	June 18th
June 25th	July 2nd

Only applications with complete documentation received by the deadline will be reviewed at the next subcommittee meeting

Are You Selling Your Home?

Save yourself time and aggravation by ensuring you have approved applications for all exterior changes or additions made on your property before listing your home. Walk around your home and look for any maintenance violations such as siding repair, exterior trim maintenance, deck/fence repair, fresh coat of paint or stain maintenance, mailbox unit repair, removal of any mildew, screen window repair or roof repair. Refer to your property plat to locate your property lines because you may have accidentally placed something in the common area that will need to be removed before settlement.

When you sell your home, you are required to request a resale disclosure package for the buyer.

Once the request has been executed, it notifies the HOA to come to your property to perform a resale inspection. The inspectors will look for any structures that have not been approved by the Modifications Subcommittee, that are not in compliance, and for maintenance violations. The results of the resale inspection are embedded in the resale disclosure package that is provided for the buyer. It is the seller's responsibility to rectify all violations found on the property before settlement of the home. If any violations are not rectified before settlement, then the new owner will be responsible.

There are submission procedures on the HOA website, broadlandshoa.org, to help guide you through the application process. Please refer to the online Design Guidelines for detailed information.

The Design Guidelines provide a framework to maintain design quality and encourage consistency throughout the community. If you have any questions about architectural modifications or your resale inspection results, please contact Modifications and Resale Manager Robin Crews at 703-520-9902 or rcrews@broadlandshoa.com.



Convenants Corner

Spring is the perfect time to freshen up your home and garden, and it's wonderful to see so many of you diving into your spring cleaning and maintenance projects! Everywhere you look, there's a flurry of activity with ladders reaching high, power washers buzzing, painters adding fresh coats, roofers hard at work, maintenance crews scurrying about, and lawn services busy at work. Your efforts are certainly paying off, making our community look vibrant and welcoming. As we enter the new season, we do have one more friendly reminder to keep in mind.

Starting May 1st, we will begin lawn and landscaping inspections. It seems the grass and weeds are already racing to grow, so please try to keep them in check. While it may be a bit demanding, regular mowing, edging, and trimming around beds and sidewalks, as well as removing dead bushes, trees, and any unwanted grass or weeds from your beds, makes an immense difference. If your summer plans include a vacation, be sure to arrange for someone to take care of your lawn. After all, as we like to say, "Your lawn does not go on vacation!" Keeping up with these tasks not only enhances the beauty of your individual property but also contributes to the overall charm of Broadlands. We truly appreciate your hard work and cooperation, which contribute significantly to making our community a wonderful place to live.

To support you in your efforts, please review the adjacent Home Checklist. We hope it will serve as a helpful tool throughout the summer, offering guidance for your home maintenance endeavors. Should you have questions or require assistance with any repairs, please do not hesitate to reach out to us via phone or email. We're here to help! Thank you once again for your dedication and for making Broadlands such a special community. Keep up the great work, and enjoy the beauty of the season!

For any questions or to request a repair extension, please contact us at covenants@broadlandshoa.com or suzanrodano@broadlandshoa.com, or call Suzan Rodano, Covenants Manager, at (703) 520-9903.

HOME CHECKLIST

Clean and Keep Free of Mildew/Build-Up:

- Siding
- Basement walk-ups and surrounding areas
- Front stairs and sidewalks
- Decks, fences, sheds

Damaged Exterior Trim/Rotting Wood

- Trim around doors, windows, garage & corners
- Roof line (fascia and rake boards) trim and wrap
- Soffits are properly secured
- Windows (dormer, bay, etc.)
- Bump-out areas
- Porches, decks, sheds
- Mailbox post

Fresh Coat of Paint/Stain

A fresh coat should be uniform and consistent in appearance. Application is required for color changes or new stains.

- Trim (exterior trim should have a consistent color throughout)
- Shutters, front doors, railings
- Fences, sheds, trash enclosures
- Mailbox post

Repair & Replace

- Falling/damaged lattice on decks and fences
- Fence/gate repairs such as warped, cracked, missing, and peeled (splintered) boards, including top rails

Home Exterior

- Missing shutters
- Loose siding or wrapped trim
- Crooked, missing, and broken light fixtures
- Damaged mailboxes (i.e. rusted, missing flags)
- Trash and recycling containers stored out of sight
- Garage doors in good condition (i.e. no dents/broken panels)

Landscaping

- Neat appearance of the lawn, free of weeds, and edged
- Landscape beds free of weeds, fresh mulch applied (no red)
- Bags of mulch, dirt, etc. properly stored out of view
- Remove dead bushes and trees (may need approval)

Exterior Modifications

The following items require approval from the Modifications Subcommittee before starting these projects. This list includes common projects but is **not a complete list** of all projects needing approval:

- Decks, fences, sheds, trash enclosures
- Paint/stain color changes
- Addition of storm/screen doors
- Play equipment, including trampolines and basketball goals
- Changes to light fixtures – if style/color/size are not the same as the originally installed fixtures
- Patios, walkways, retaining walls, pools
- Addition of lattice/privacy screens and change in building materials

SWHOA May News

Next Board of Directors Meeting:

June 23, 2025

Virtual

2025 MONTHLY ASSESSMENT: \$20.00

Please be sure to login to your ClickPay account to confirm your payment has been updated to the new assessment amount to avoid overpaying. ***If you pay by paper check, money order, or online bill pay through your bank, you will be required to update your payments to the following address:***

**Southern Walk at Broadlands HOA
c/o FirstService Residential
PO Box 30403**

Tampa, FL 33630-3403

Owners can find a copy of the approved 2025 budget on the Connect Resident Portal, <https://southernwalk.connectresident.com/>

BOARD OF DIRECTORS

General Inquiries

Laura Marshall, Property Manager - info@swhoab.com

President

Shashi Aadipudi - president@swhoab.com

Vice President

B. Shekar Setty - vicepresident@swhoab.com

Treasurer

Michael Simpson - treasurer@swhoab.com

Secretary

Dinesh Jadhav - secretary@swhoab.com

Director

Nafis Chowdhury - chowdhury.nafis@gmail.com

Director

Anil Yeddu - yeddu@yahoo.com

Director

Jayesh Amdekar - jayamdekar@gmail.com

Dog Owner Etiquette

As a responsible dog owner, it's important to manage your pet's behavior and follow certain rules of etiquette to ensure that you and your furry friend(s) are courteous members of the community. Following these guidelines can help you maintain good relationships with your neighbors and keep your dog safe and happy.

AS A RESPONSIBLE DOG OWNER...

SCOOP THE POOP

It is important to remember to always scoop the poop and properly dispose of it. Not only is it the courteous thing to do for your community, but it also helps keep public spaces clean and safe for everyone. So the next time you take your dog for a walk, be sure to bring along a bag or use one of our many Mutt Mitt stations to pick up and properly dispose of your pet's waste.

CALM YOUR BARK

It is important to be mindful of your pet's barking. Excessive barking can be a nuisance to your neighbors and disrupt the peace of the community. Avoid leaving them alone for extended periods as this can lead to boredom and excessive barking. If your dog does bark, be sure to address the issue promptly and consider using a bark collar or try seeking professional help if necessary. Remember, being a considerate dog owner means being mindful of your dog's impact on others.

DON'T UNLEASH THE HOUNDS

It is important to keep your dog on a leash when in public spaces. This not only ensures their safety but also the safety of others around them. Always keep your dog on a leash while walking them in public areas such as parks, sidewalks, or trails. Also, make sure to choose the right leash length for your dog's size and strength. Remember, keeping your dog on a leash is not only a matter of following the rules and a safe practice but also a matter of being courteous to others.

R-E-S-P-E-C-T

It is important to respect people who do not like dogs or are afraid of them. Even if you believe that your dog is friendly and harmless, not everyone may feel comfortable around them. It is important to be mindful of other people's feelings and avoid bringing your dog too close to them. If someone expresses their discomfort or fear around your dog, it is best to keep your dog at a safe distance or move away from them altogether. Remember, being a considerate dog owner means being respectful of others, even if they do not share your love for dogs.

BROADLANDS YARD SALE



**SATURDAY, MAY 3 8AM-2PM
THROUGHOUT BROADLANDS**

**RAIN
OR
SHINE**

IF YOU WOULD LIKE TO BE INCLUDED IN THE ONLINE LISTING OF ADDRESSES,
COMPLETE THE YARD SALE SUBMISSION FORM ON THE WEBSITE AT
[BROADLANDSHOA.ORG/YARDSALE-FORM](https://broadlandshoa.org/yardsale-form).

RESIDENTS ARE RESPONSIBLE FOR CHECKING THE WEBSITE TO ENSURE
INCLUSION AND ACCURACY. RESIDENTS DO NOT HAVE TO BE ON THE LIST OF
PARTICIPANTS TO BE PART OF THE COMMUNITY YARD SALE.

CHECK OUT THE LIST OF PARTICIPANTS TO SEE WHAT'S FOR SALE AND VIEW
THE COMMUNITY MAP TO FIND EACH LOCATION AT
[BROADLANDSHOA.ORG/YARDSALE](https://broadlandshoa.org/yardsale)





AVFRD News

• May 20th - Volunteer Interest Meeting

Interested in making a difference in your community? Join us at Station 6 on Ashburn Road to learn more about becoming a volunteer. Members receive complimentary training, uniforms, personal protective gear, tax savings, retirement benefits, and more! For additional details, visit www.joinavfrd.com and check out our online eBook to explore volunteer opportunities. Come out, get involved, and be part of the AVFRD family!

Save the Date: October 5th – Open House

FOUNDERS HALL

Looking for a place to hold an event, wedding, meeting or a birthday party? The AVFRD Founders Hall is available to rent for events, parties and meetings.

<https://founders-hall.com>

Eagle Ridge Middle School Spring Musical

"Tomorrow" is only a few days away.....

Join us to watch the middle school students from our Broadlands community in:

Annie Jr. Shows and Times

Eagle Ridge Middle School

May 16th at 7:00pm

May 17th at 2:00pm and 7:00pm

May 18th at 2:00pm

Ticket prices: adults \$10:00, students \$5.00

Tickets on sale via QR Code to ERMS Spring Musical

Check out our 2025 Summer Drama Camp too!



Donut Sundays

Join Us for Saint Theresa's Donut Sunday on May 4th!

Hours: 8:00am-12:00pm

Come and enjoy donuts, coffee, muffins, croissants, bagels, fruit (strawberries, blueberries, bananas), yogurt parfaits and much more!

Location:

Saint Theresa Cafeteria 21370

St. Theresa Lane, Ashburn, VA 20148

Questions? Contact: Angela Haberland at

angela.haberland@gmail.com or cell: 703-407-1204

Crossroads UMC is Hosting a New Race!

Join us Saturday, June 21st at

8:00am for the inaugural Flip

Flop 5K & 2K Run/Walk. All

proceeds from the race will

support Crossroads initiatives

that reach into the local

community. Such programs

address a range of needs such as food insecurity among

school age children, immigration support for neighbors

who live and work in our community, and adolescent

mental health services. Crossroads partners with local

schools and other nonprofits to broaden awareness of these

issues and to provide direct services. Your participation

in the Flip Flop 5K & 2K will make a difference in our

community.



Briar Woods Athletic Boosters 2025 Annual Golf Tournament

Date: Monday, June 23, 2025, Check-in at 8:15am, shotgun start at 9:00am

Location: Brambleton Golf Course

Contact: Michael Benson @ michael.benson@lcps.org

Registration: \$125/person

Registration includes:

- Golf
- Lunch
- 2 Drink Tickets
- 2 Mulligans
- 2 Raffle Tickets (over \$5000 worth of prizes available)

Sponsorships Available for:

- Hole
- Lunch
- Drink Cart

Website URL:

<https://www.bwboosters.org/events/golf-tournament>



"I Called the HOA About This Tree..."

Submitted By: Jennifer Crane

What happens when you call or email the HOA about a tree that appears to be damaged or unhealthy?

I recently sat down with Jeremy Baker, owner of Potomac Trees and a former Broadlands resident, to ask about how he manages trees on HOA property. When an inquiry or complaint comes in from a resident, HOA staff opens a ticket in their task management system. Baker or one of his team members makes a site visit to inspect the tree of concern. They assess it for safety and possible property damage. They address several issues: if any part of this tree falls, could it hit a person, pet, house, shed, fence, or walkway? Does the tree show signs of decay, weakened root structures, or poorly attached limbs? Is part or all of it dead? They then decide whether the tree should be removed, pruned, monitored, or left alone, and make their recommendation to the HOA Board, who ultimately controls the funds paid to Potomac Trees and other HOA contractors.

Baker aims to preserve as much habitat in Broadlands as possible. So if a dead or dying tree isn't in danger of harming anyone or anything, he leaves it to decompose in place. Decomposing trees are exceptionally productive parts of the forest. Insects, fungi, and microorganisms recycle the tree back into the soil while providing food to most of the forest food chain. From eastern box turtles cooling in the moist shade of a fallen log to majestic pileated woodpeckers drilling on large snags, Broadlands' wildlife depends on trees dying in place along our trails and behind our homes to fuel the natural cycle of nutrients and habitats that supports the local ecosystem.

After the branches were removed to prevent them from falling on a homeowner's fence, woodpeckers feasted on this dead standing tree, known as a snag, for years.



A child explores a log on the forest floor in one of Broadlands' natural areas.

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BROADLANDS POOLS REGISTRATION

Pools Open Memorial Day Weekend to Labor Day!

If you've registered for your pool passes, you're all set. If not, please follow the instructions to set up virtual passes for your household. Registration is a one-time process, and your passes stay active unless your residency changes.



Scan to register

CREATE YOUR VIRTUAL POOL PASSES

STEP 1 – CREATE HOUSEHOLD ACCOUNT: Visit Cellbadge.com/Broadlands/register and enter your information under “Initial Add Request” as the primary resident to create a household account. Only provide your street number and name without suffixes (e.g., Ct, Court, etc.). Your request will be reviewed by HOA staff within 3 business days. You will receive a text/email confirmation, and your registration will remain pending until all 4 steps are completed.

STEP 2 – ACQUIRE PIN: After receiving confirmation from Step 1, return to the registration page and follow the instructions under “Enter or Update Household Members” to request a PIN to continue with Step 3.

STEP 3 – ADD HOUSEHOLD MEMBERS: Enter PIN to access the “Household Members” page. Add all household members ages 5 and older. You will receive a text/email confirmation within 3 business days. Your registration is still pending until you complete STEP 4 (pictures). After finishing, check the box to agree to the terms and click Complete Registration.

• **Select the appropriate “Relation” category when adding members:**

- **Owners** select either “Owner - Adult” or “Owner - Child” for household members. Don’t forget to add yourself!
- **Tenants** select either “Tenant - Adult” or “Tenant - Child” for household members. Must have AOS/Lease on file.
- **Apartment Renters** select “Apartment - Adult” or “Apartment - Child. Must pay first at broadlandshoa.org/pool.
- **Nannies** - select “Other - Live-in Nanny”
- **Long-Term guests**, select “Other-Longterm”. Must pay first at broadlandshoa.org/pool.

STEP 4 – PICTURES: Email pictures of all household members aged 5 & up (adults must provide proof of residency):

• **Acceptable photos and restrictions:**

- Adults should email copies of drivers' licenses as they are required to show proof of residency showing the picture, address, name, and date of birth. For security reasons, all other information can be crossed off. If the ID does not reflect the registered address, then settlement papers, utility bills, or a change of address card may be emailed.
- Children aged 5 and older, email a current headshot or ID. If aged 4 and under, no photo is required.
- Photos NOT accepted - NO PHOTOS WITH HATS OR SUNGLASSES. NO GROUP PHOTOS. Lifeguards need to be able to identify members easily for speedy check-in.

• **How to submit photos:**

- Email photo(s) in either jpg or png format to pools@broadlandshoa.com.
- Subject line of the email should be written as: “**pool photos – household lastname**”
- Save and attach each member photo as a separate file to your email using the naming convention: “**address.firstname**” (i.e., 42001Ridgeway.Susan)
- All member names must correspond with the registered names in your Cellbadge pool account to allow for proper import. Pictures will be processed within 3 business days.

READY TO GO TO THE POOL & FUTURE SEASONS:

- **Entering the pool:** After the staff uploads photos and confirms your registration is complete, your virtual pool passes are ready. Remember, there are no physical pool passes provided – just head to the pools and state your name and address to the lifeguard so they can verify that your virtual pool pass is valid in the pool system.
- **Register only once:** After your registration is complete, no additional actions are required for future pool seasons unless there are changes in the age or residency of household members.

ADDITIONAL INFORMATION

GUEST VISITS: 10 guest visits will be added to your household account each year at no charge. Additional guest 10-visit passes can be purchased through our website at broadlandshoa.org/pool. Visits do not roll over to the next season. Only two (2) guests per member are permitted or a maximum of six (6) per household at a time.

TENANTS: You must have a current **Absentee Owner Statement (AOS)** and **lease** on file with the HOA before registering. Please see the information on our website under broadlandshoa.org/tenant-information.

APARTMENTS: Tenants of The Arbors and Van Metre Apartments must **purchase a household pool membership before registering at broadlandshoa.org/pool**.

HOURS, RULES & CLOSINGS: Visit broadlandshoa.org/pool for information.

QUESTIONS? Email pools@broadlandshoa.com or call 703-729-9704 and press 4.

The Key to Healthy Trees: A Guide to Structural Pruning

Submitted by Potomac Tree and Shrub Care

One of the most impactful steps you can take to set your trees up for long-term health and beauty is structural pruning—a proactive, thoughtful approach to shaping deciduous trees to thrive.

Potomac Tree and Shrub Care believes that structural pruning is an essential investment in the safety, longevity, and aesthetics of your landscape. This is why it matters and how it can help your community benefit from it.

What Is Structural Pruning?

Structural pruning focuses on developing a strong, healthy branch framework for young and mature deciduous trees. By guiding their growth early and removing problematic branches, a balanced and durable structure is created that can withstand harsh weather, reduce the risk of failure, and enhance the tree's natural beauty.

Key goals of structural pruning include:

1. **Encouraging a Dominant Leader:** Trees with a single, central trunk are generally stronger and more stable than those with multiple competing stems. Pruning helps establish and maintain this central leader.
2. **Balancing the Crown:** Properly spaced branches allow for better light penetration and air circulation, reducing the risk of disease.
3. **Removing Structural Flaws:** Crossing, rubbing, or weakly attached branches are pruned to prevent long-term damage and hazards.
4. **Improving Safety:** Structural pruning reduces the likelihood of branches breaking and falling, especially during storms.

The Benefits of Structural Pruning

By shaping your trees thoughtfully, you can enjoy a range of benefits:

- **Stronger, Healthier Trees:** Structural pruning minimizes future maintenance and ensures trees grow in a sustainable way.
- **Lower Costs Over Time:** Addressing structural issues early prevents expensive corrective pruning or tree removal later.
- **Enhanced Curb Appeal:** Well-pruned trees contribute to a polished, attractive neighborhood.

When Should You Prune?

The best time for structural pruning is during the dormant season, typically in late fall and winter. With no leaves in the way, it's easier to assess the tree's structure and make precise cuts. Additionally, pruning in the dormant season reduces stress on the tree and minimizes the risk of pest or disease problems.

Structural Pruning in Action

Imagine a young maple tree with several competing leaders and dense, crossing branches. Without intervention, this tree could grow unevenly, weakening its structure and increasing the risk of storm damage. Through structural pruning, we'd carefully remove competing leaders, select strong lateral branches, and thin the crown for balanced, healthy growth.

Let's Build a Stronger Landscape Together

Structural pruning is an investment in the safety and beauty of your community. Early care ensures a stronger, healthier future for your trees.

Jeremy Baker, ISA, CTSP

Potomac Tree and Shrub LLC

Your Local Tree Care Experts

Loudoun to Host Pit Stops for Bike to Work Day Event on Thursday, May 15

Loudoun County will host two pit stops in Leesburg and Sterling for Bike to Work Day on Thursday, May 15, 2025. This free, annual event celebrates a healthy and fun way to get to work with over 100 different pit stops throughout the Washington Metropolitan area. Registered participants will bike to a pit stop, pick up a free T-shirt and giveaways, and enjoy refreshments before beginning their workday.

Returning participants are advised to note that this year's event will take place on a Thursday instead of Friday.

Loudoun County Pit Stop Locations

New and experienced bicycle commuters are encouraged to register online before the event and ride to one of Loudoun County's pit stops. Both pit stop locations are adjacent to the Washington and Old Dominion (W&OD) Trail:

- Leesburg: Raflo Park on 345 Harrison St SE, from 6:30am to 9:00am
- Sterling: Just east of Route 28, at 183 Ruritan Road behind Northrop Grumman, from 6:30am to 9:00am

In-Person Registration Events

Loudoun County Transit and Commuter Services will host two, free, in-person information and registration events for Bike to Work Day. Adults who are interested in bicycle commuting are welcome to stop by either event to connect with others about riding on Bike to Work Day.

- Thursday, April 24, 4:00pm-7:00pm at Trek Leesburg, 1605 Village Market Blvd., S.E., Suite 116, Leesburg
- Saturday, May 3, 10:00am-2:00pm at Maverick Bikes, 20630 Ashburn Road, Suite 137, Ashburn

Participants are invited to share their photos by tagging Loudoun County social media pages and adding the hashtag #BTWD2025.

Bike to Work Day is coordinated regionally by the Washington Area Bicyclist Association and Commuter Connections and is held rain or shine. The annual event attracts thousands of cyclists throughout the region. The local festivities are planned by Loudoun County Transit and Commuter Services.

Find details and a link to register for the event at loudoun.gov/BiketoWorkDay.

BROADLANDS

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Broadlands New AI Community Association Assistant

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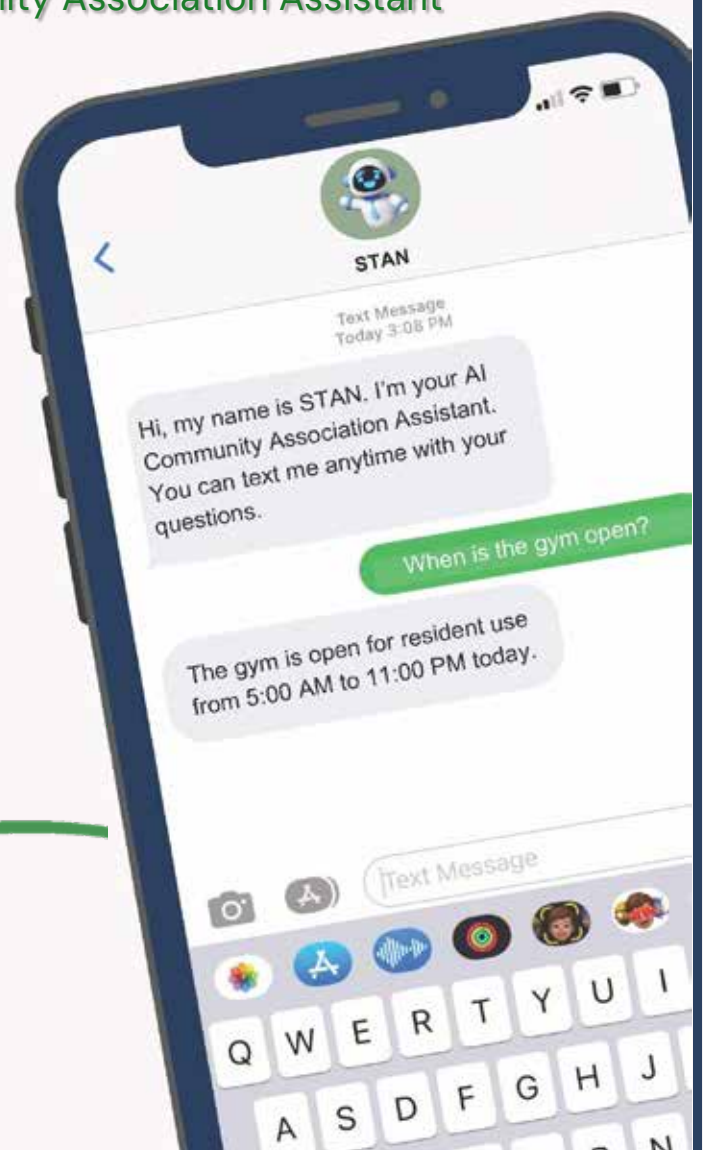
What Can Residents Use STAN For?

- ✓ Community Information
- ✓ Policies
- ✓ Amenity Details
- ✓ Trash & Recycling Collection Schedule
- ✓ Report an Issue
- ✓ Modification Information
- ✓ Events



SCAN ME

Or TEXT: 877-390-2462



Do Women Still Win Custody More Often Than Men During Divorce?

Submitted By: Dr. Michael Oberschneider, Founder and Director of Ashburn Psychological and Psychiatric Services

One of the most emotionally challenging aspects of divorce proceedings involves determining child custody. Historically, women have been awarded custody significantly more frequently than men, sparking important conversations about fairness and potential gender biases in family courts. Understanding why this happens, how decisions are made, and what's changing can empower both mothers and fathers to navigate the custody process more effectively.

Regarding the history of custody decisions, throughout much of the 20th century, U.S. family courts operated under the influence of the "Tender Years Doctrine," which presumed mothers were inherently better caregivers, especially for young children. This assumption greatly favored mothers, often sidelining fathers from the parenting role post-divorce. Although this doctrine officially ended decades ago, the residual impact continues, subtly influencing custody outcomes even today.

By the late 20th century, the "best interests of the child" standard replaced the Tender Years Doctrine, moving custody considerations toward gender-neutral criteria. This change signaled a judicial recognition of the importance of both parents, reflecting evolving societal norms where fathers play increasingly active roles in parenting.

Today, courts across the U.S. adhere to the "best interests of the child" standard. Judges consider multiple factors, including the child's emotional attachment to each parent, home stability, parental involvement in schooling and healthcare, work-life balance, and each parent's demonstrated willingness to foster a healthy relationship with the other parent.

Although officially gender-neutral, this standard frequently benefits mothers due to historical caregiving patterns. Courts closely evaluate who provided primary day-to-day care during the marriage, and because women traditionally fulfill these roles more often, they continue to benefit disproportionately in custody decisions.

But things appear to be shifting. Recent data indicate that approximately 70% to 80% of custodial parents are still mothers. Yet, there is clear evidence of a gradual shift occurring, with more fathers actively pursuing—and obtaining—shared or primary custody than ever before. Societal attitudes towards parenting have evolved significantly, and judges increasingly recognize fathers' contributions beyond financial support.

This shift varies across regions and states, reflecting different cultural and judicial attitudes. Some states, such as Arizona and Florida, actively promote joint custody, while others maintain more traditional custody patterns.

In Virginia, custody decisions strictly adhere to the best interests standard, outlined explicitly in the state's laws. Judges consider multiple practical aspects, such as the emotional and physical needs of the child, stability provided by each parent, and their willingness to co-parent

effectively. Though Virginia courts do not explicitly favor mothers, the reality of traditional caregiving roles still tends to benefit women slightly in custody hearings.

For example, Virginia courts frequently highlight the importance of continuity in schooling, relationships, and community ties when determining custody arrangements. If mothers have been primarily responsible for maintaining these routines, this often weighs heavily in their favor. Nonetheless, Virginia has increasingly embraced shared custody arrangements, especially when fathers present clear evidence of active and consistent involvement.

A pervasive misconception is that family courts explicitly favor mothers because of inherent gender bias. While outcomes may appear biased due to historical caregiving roles, modern judicial standards are intentionally neutral. Most judges focus carefully on the specifics of each case rather than preconceived gender assumptions.

That said, implicit bias can still exist. Fathers who demonstrate active involvement in parenting duties throughout the child's life stand a far better chance of overcoming any lingering bias. Demonstrating clear, documented involvement and capability can effectively counter misconceptions that mothers are inherently better caregivers.

So, what tends to help or hurt divorcing men regarding their custody outcomes? Men who successfully secure favorable custody outcomes typically share common traits. Actively participating in parenting responsibilities—attending medical appointments, parent-teacher meetings, extracurricular activities, and daily caregiving—significantly strengthens their position. Courts value documented involvement, collaboration with the other parent, and clear evidence of stable home environments.

Conversely, men who have not been actively involved in their children's daily lives or who demonstrate conflict or instability face significant disadvantages. Consistency and visible commitment are critical factors that help courts confidently award custody to fathers.

Custody dynamics continue to evolve, gradually balancing out as societal views about fatherhood shift. Fathers today more often actively participate in parenting, challenging outdated stereotypes. The ongoing cultural and judicial shifts suggest that custody outcomes will continue to become more equitable, and these decisions will likely be driven by evidence-based assessments rather than gender roles.

Ultimately, both parents' best strategy for increased custody is to actively document involvement in their children's lives, coupled with showing a willingness to cooperate and co-parent respectfully. The courts increasingly reward demonstrated parenting commitment, regardless of gender, making fairness and the child's best interests achievable goals for everyone involved.



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Thursday's**

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**Flot the night away
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Float Night

**Hungry?
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**Float Nights are free to Broadlands Pool members & their guests.
A valid pool pass is required for entry.**

Broadlands Pool Management reserves the right to restrict the use of water blasters, squirt guns, and certain types of toys, including pool balls—only beach balls are permitted. Management also reserves the right to request the removal of floats that are too large or may pose a safety threat, as well as limit the number of floats allowed in the pool at any given time.

Broadlands Area Clubs and Groups

Includes **Broadlands** and surrounding **Ashburn** area clubs and groups. To be included on this list or if your club has an announcement or an event you would like published, please email Newsletter@broadlandshoa.com.

ASHBURN JUGGLERS

The Ashburn Juggling Society meets monthly at the Ashburn Library from 7:00pm-9:00pm. Meetings are open to jugglers of all skill levels and ages. We can teach anyone! The monthly meeting dates vary. Visit www.ashburnjuggling.club for the next scheduled meeting. Questions? email info@ashburnjuggling.club.

ASHBURN TOASTMASTERS

Holding Online Meetings. Please contact our VP of Membership, vpm-703053@toastmastersclubs.org, for the URL to join our meetings. Check our website, ashburn.toastmastersclubs.org for meetings calendar.

BRAMBLETON LADIES GOLF LEAGUE

This 18-hole ladies' league is open to women golfers of all levels. We play on Monday mornings April - October at Brambleton Golf Course. You may choose to walk or ride. Starting Tee Times: April-May 8:30am / June-July-Aug 8:00am / Sept-Oct 8:30am. Sign up at brambletonladiesgolf.org or call Sara Carlin at 703-723-3000.

BROADLANDS CONSERVATION LANDSCAPE COMMITTEE

The Broadlands Conservation Landscape Committee is responsible for maintaining Broadlands' engagement in the National Wildlife Federation's Community Habitats Program. Join us to learn how you can help wildlife in and around Broadlands by contributing to greater biodiversity. Help us build a beautiful and more resilient future. Email BroadlandsWildlifeHabitats@gmail.com.

BROADLANDS EVENTS COMMITTEE

Broadlands has many events throughout the year that need volunteers. All you need to do is show up and be ready to have fun! Plus, volunteering is a great way to get to know your neighbors. *The next meeting will be on May 14th at 6:30pm.* Meetings are virtual unless otherwise noted. For more info and the Zoom link, email Crystal Boswell, events manager, at events@broadlandshoa.com.

BROADLANDS LIVE! COMMITTEE

The Broadlands Live Committee busily planning the 2025 Summer Concert series. The concert dates this year are August 1st, September 5th and October 3rd. In order to ensure the concert series' success, the Committee relies greatly on volunteers. Reach out to Jason at BroadlandsLive@broadlandshoa.com for volunteer opportunities.

BROAD RUN DEMOCRATS

We are a group of like-minded, civically engaged neighbors who care about our community. Some of the things we do are: write postcards supporting candidates and voting, discuss current Loudoun County issues, promote candidates via various methods. We meet on the last Monday of the month. For more information, email Cory Brunet at cbrunet2@yahoo.com.

CUB SCOUTS & SCOUTS BSA

The Cub Scout program is designed for children grades KG-5, and Scouts BSA from grades 6-12. Troop 2970 (<http://troop2970.com>) meets at Our Saviors Way Lutheran; Troop 1154 (<https://ashburntroop1154.trooptrack.com>) meets at Eagle Ridge MS; Cub Scout Pack 1483 (Pack1483.org) meets at Hillside ES and serves the following elementary schools: Hillside, Mill Run, Waxpool & Moorefield Stn. To learn more about us, please visit: BeAScout.org.

ashburntroop1154.trooptrack.com) meets at Eagle Ridge MS; Cub Scout Pack 1483 (Pack1483.org) meets at Hillside ES and serves the following elementary schools: Hillside, Mill Run, Waxpool & Moorefield Stn. To learn more about us, please visit: BeAScout.org.

EASTERN LOUDOUN 4-H CLUB

We are a local community club for kids ages 5 - 18. We offer a variety of activities throughout the year including special interest projects and community service events. Join the club to learn new skills, meet new friends, and have fun. Members attend monthly meetings in Ashburn, and we look forward to welcoming new families! Visit <https://easternloudoun4h.wixsite.com/club> or email loudoun4hleaders@gmail.com.

GIRL SCOUTS

Girl Scouts provides leadership training through STEM, outdoor experiences, skills badges, community service and entrepreneurship. For more information, please visit girlscouts.org.

GRIEF SHARE SEMINAR/SUPPORT GROUP

GriefShare recovery seminar and support group meets at Our Savior's Way Lutheran Church in Broadlands on Monday nights. For more info, please call Beth Anton at 703-470-8821 or visit griefshare.org.

MOMS CLUB OF ASHBURN

MOMS Club stands for Moms Offering Moms Support. Ashburn resident moms who organize events for us and our young kids. For more info, please contact Kirsten Barger at miller.kir@gmail.com or ashburnmomsclub@yahoo.com.

MOMS IN PRAYER – BRIAR WOODS

Briar Woods moms are invited to join us to pray for our children and staff at our high school. We currently meet in person Friday mornings at 7:30am, and online once a month Mondays at 8:00pm. Please contact Becky for more information at 505-225-2451.

PRE-TEEN AND TEEN ASPERGER'S SOCIAL SKILLS GROUP

Run by Dr. Michael Oberschneider and Dr. Douglas Lipp. Group members work on coping and social skills development with Dr. Oberschneider. Dr. Lipp runs a parent group simultaneously that addresses various topics on parenting children and teens with Asperger's disorder. For more info, we invite you to call the practice at 703-723-2999.

REPUBLICANS FOR A BETTER WORLD

Come join us for many different activities including service, conservation, politics and community. Lots of different projects on the agenda - something for everyone. For more information please email especial417@gmail.com.

VENTURING – TEEN GROUP FOR ADVENTURE SEEKERS

Crew 2970 is new to Broadlands. Venturing is a different kind of Scouting America program geared towards boys and girls 14-21 years of age. The program develops leadership, citizenship and character through a youth-led program which allows them to plan and execute their own adventures and activities. For more info on our upcoming activities, please contact Thomas.Price3@verizon.net or visit: BeAScout.org.



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Brambleton Library Programs

Crafter's Choice Book Club

Location: Meeting Room B

Date and Time: Monday, May 5th

Time: 6:30pm - 7:30pm

Age Group: Adults

Description: Read any book related to this month's theme, "First Contact." At book club, we'll chat about what we read while glass etching sci-fi designs onto stemless wine glasses. We suggest reading a book about aliens or exploration. By attending this program, you'll be entered into a drawing for the Sci-Fi May adult raffle. Find out more at library.loudoun.gov/calendar.

"Back to the Future" Interactive Film Screening

Location: Meeting Room A

Date: Sunday, May 11th

Time: 1:00pm-3:30pm

Age Group: Adults

Description: In honor of the film's 40th anniversary, you are invited to a special interactive screening of "Back to the Future" (PG, 116 minutes). You'll be given props to use when prompted during the film, such as "wave purple underwear in the air when Marty is called 'Calvin.'" Snacks will be available on a first-come, first-served basis. Participants will also complete a Time Traveler Capsule activity and be entered into a drawing for the Sci-Fi May adult raffle.

Incorporating AI in the Job Search Process

Location: Meeting Room B

Date: Wednesday, May 14th

Time: 11:30am-1:00pm

Age Group: Adults

Description: Artificial intelligence can be a helpful tool, but it also has limitations. Learn which AI platforms can be incorporated into the job search process and watch demonstrations of their effectiveness Led by the Loudoun Workforce Resource Center.

In Case You Need a Hand . . .

NON-EMERGENCY

Ashburn Fire.....	703-729-0006
Dominion Virginia Power	888-667-3000
Fire Marshall	703-777-0333
Loudoun County Sheriff.....	703-777-1021
Loudoun Water (customer service)	571-291-7880
Loudoun Water (after hours)	571-291-7878
Poison Control	800-222-1222
State Police	703-771-2533
Washington Gas	703-750-1000

BROADLANDS COMMUNITY

Mailbox (Main Street Mailboxes)	1-571-379-8454
---------------------------------------	----------------

Snow Removal:

VDOT Streets	703-383-8368
HOA Streets	703-729-9704
Towing (Battlefield Towing)	703-378-0059
Trash Pickup (Patriot Disposal)	1-703-257-7100

Southern Walk HOA – Verizon FiOs Gigabit Internet Contract:

Billing – Laura Marshall, FirstService Residential, laura.marshall@fsresidential.com	571-234-5475
Verizon Activation (SWHOA Only)	1-800-501-1172
Verizon FiOS Bulk Technical Support 24x7	1-888-553-1555
SWHOA FiOS Contract General Information.....	SWHOA.COM

PUBLIC INFORMATION

Animal Control/Shelter.....	703-777-0406
Building Permits & Dev.....	703-777-0220
County Landfill	703-771-5500
DMV (VA).....	800-435-5137
Health Department.....	703-777-0236
Library (Ashburn).....	703-737-8100
Loudoun Transit.....	703-771-5665
Loudoun Hospital	703-858-6000
Miss Utility.....	800-552-7001
Metro.....	202-637-7000
Parks and Recreation	703-777-0343
Loudoun County Commuter Services.....	703-771-5665
Road Conditions	800-367-7623
School Board.....	571-252-1000
Street Signs/Storm Drains.....	703-771-5666
VDOT	703-383-8368
Van Metre Homes	703-348-5800
Wildlife Hotline (local)	703-440-0800

SCHOOLS -BROADLANDS

Briar Woods High School	703-957-4400
Eagle Ridge Middle School.....	571-252-2140
Hillside Elementary School	571-252-2170
Mill Run Elementary School	571-252-2160

EDUCATION/TUTORING

MATH RESCUE 911:

We offer tutoring in Pre-algebra, Algebra I & II, Geometry, Trigonometry, Pre-Calculus, and Calculus. We also offer SAT and ACT prep. Tutor at your home or the library. May also do sessions on Zoom. Reasonable rates. Call or text Vincent Chu at (571) 379-3074; email is vchu_911@yahoo.com.

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HANDYMAN SERVICES:

For repairs in your home. Small jobs and odds & ends. Plumbing, electrical, water heater replacement, bathrooms, and more...Free estimates. Call: 571-426-2126.

MOWING SERVICES:

Mow No Mo offers reliable, hassle-free lawn services specializing in townhomes. Mow No Mo regularly services hundreds of townhomes just in Ashburn! Mowing prices are outstanding, ranging from \$16-\$32 depending on lawn size and frequency. Text or call 571-277-6820.

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INSTRUCTION

MUSIC LESSONS:

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MARKETPLACE/PROFESSIONAL SERVICES

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REAL ESTATE

PRIVATE OFFICES FOR RENT:

Broadlands/Ashburn. One Page Lease. Month-to-Month or Longer. \$300 To \$495 per Month. One Month Security Deposit Required. Landlord is an Associate Real Estate Broker in Virginia. Contact Lonnie Stock at 703-201-8579 or llsre@aol.com.

BROADLANDS

HOW TO PLACE A CLASSIFIED AD

1. Submit a completed Classified Insertion Order Form which can be found on our website at broadlandshoa.org/newsletter.
2. Classified ads are limited to 40 words maximum and the text should be emailed to ads@broadlandshoa.com.
3. Payments can be made on our website at broadlandshoa.org/newsletter by selecting Classifieds and using the Buy Now button, OR a check made payable to Broadlands Association, Inc. can be submitted to 21907 Claiborne Parkway, Broadlands, VA 20148.
4. DEADLINE: Form, ad and payment must be received by the 5th of the preceding month (i.e. Jan 5th for inclusion in Feb's issue).

MONTHLY RATES:

- **Resident Rates** - \$15.00 per ad (*For Sale ads are free for Residents only*)
- **Non-Resident Rates** - \$25.00 per ad

No cancellations are permitted after the deadline. For more information, contact Stassa Collins at stassacollins@broadlandshoa.com or 703-729-9714.

Please Note: Advertisers in the Broadlands Newsletter are not endorsed, supported or vetted by the Homeowner's Association, the Board of Directors or HOA Management. All advertisements are subject to approval of Broadlands Association, Inc. which reserves the right to reject or cancel any ad at any time.

Broadlands Blast

Interested in getting up to date community news in between monthly newsletters? Sign up for our e-bulletin, the Broadlands Blast, online at broadlandshoa.org in the upper right corner on our website.

Broadlandshoa.org

The Broadlands website gives you access anytime to find answers to most of your questions. Updates and reminders are posted to the main page as well.

Go Paperless

Go Paperless and Opt Out of hard copies of this monthly newsletter. If you would like to receive electronic copies only of this newsletter, please email OptOut@broadlandshoa.com and be sure to include your property address. You will no longer be mailed a hard copy, but will be emailed a link to the online version. This option saves money and valuable natural resources such as trees. We encourage all residents to enroll in paperless newsletters.

Broadlands Community Info

BROADLANDS ASSOCIATION, INC. ADMINISTRATIVE OFFICE:

21907 Claiborne Parkway
Broadlands, Virginia 20148
Main: 703-729-9704
broadlandshoa.org

General Mailbox: info@broadlandshoa.com

HOA Office Hours:

Monday-Friday 9:00am to 5:00pm.

ASSESSMENT INFORMATION OFFICE

FirstService Residential: Payments and Resale Docs

Assessments: 703-385-1133 Fax: 703-591-5785
fsresidential.com ♦ ar.help@fsresidential.com

Mail Payments To:

FirstService Residential P.O. Box 30403 Tampa, FL 33630-3403

BROADLANDS ASSOCIATION STAFF & CONTRACTORS

General Manager: Sarah Gerstein ♦ sarah@broadlandshoa.com

Covenants Manager:

Suzan Rodano ♦ covenants@broadlandshoa.com

Modifications and Resale Manager:

Robin Crews ♦ rcrews@broadlandshoa.com

Modifications and Resale Assistant & Pool Registrar:

Amy Streater ♦ amy@broadlandshoa.com

Director of Resident Services:

Stassa Collins ♦ stassacollins@broadlandshoa.com

Newsletter Editor:

Natalie Ihanainen ♦ Newsletter@broadlandshoa.com

Aquatics Director and Community Outreach Coordinator:

Julie Holstein ♦ julie@broadlandshoa.com

Events Manager:

Crystal Boswell ♦ events@broadlandshoa.com

Receptionist & Community Center Rentals:

Joanne Hang ♦ joannehang@broadlandshoa.com

BOARD OF DIRECTORS

President: David Baroody ♦ dm.cmb@outlook.com, 703-729-6785

Vice President: Eric Bazerghi ♦ eric@thehouse.net, 571-207-6505

Secretary/Treasurer: Dawne Holz ♦ holz.d@icloud.com, 703-362-6727

Directors:

Andre Deazle ♦ 646-729-5973

Kay Dillon ♦ 703-405-4750

John Gallagher ♦ 703-927-6319

John Horner ♦ 703-723-2333

William Kolster ♦ 703-858-2459

Jason Pualoa ♦ 703-340-9828

COMMITTEES

Broadlands Live Concerts:

Jason Pualoa ♦ broadlandslive@broadlandshoa.com

Conservation Landscaping Committee:

Jennifer Crane ♦ BroadlandsWildlifeHabitats@gmail.com

Events:

Crystal Boswell ♦ events@broadlandshoa.com

Modifications:

Robin Crews ♦ rcrews@broadlandshoa.com

Swim Team:

broadlandsswimteam.org

Technology:

Dawne Holz ♦ deholz@icloud.com

Racquet Sports:

BroadlandsTennis@gmail.com

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OUTSIDE COVER PLACEMENTS (Contact for Availability):

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7.66" wide x 7.50" tall or 8.50" wide x 8.25" tall			

SUBMISSION INFORMATION FOR DISPLAY ADVERTISERS

- For inquiries, please contact Jeff Walter via email at jwalter@e-gcg.com or 703-818-2700. You may also visit broadlandshoa.org/newsletter
- Email camera ready ad in PDF format to jwalter@e-gcg.com. Ad must be in the specs shown above.
- Make payment on our website by clicking on the Buy Now button to use a credit card or your Paypal account. Checks should be made payable and mailed to Broadlands Association, Inc.
- *Ad, Payment and Insertion Order Form are DUE by the 1st of the month prior to the month of publication to guarantee insertion.* Example: Total submission requirements due January 1st for placement in February's issue.
- **Newsletter is printed in full color.** Rates shown are monthly. No cancellations after the initial deadline are permitted.





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